



**Laburnum Road, Waterlooville PO7 7AX**

fox & sons

**welcome to**

## **Laburnum Road, Waterlooville**

Spacious four bed semi-detached family home with open-plan living, extra reception with sky lantern, private garden, off-road parking, and close to schools and amenities. Perfect for growing families seeking space and style.

### **Entrance Hall**

Double glazed window to front aspect. Vinyl flooring, under stair storage. Doors to:

### **Lounge**

Double glazed bay window to front aspect. Vinyl flooring, radiator, fireplace with electric fire.

### **Utility Room**

Double glazed window to side aspect and door to side. Laminate flooring space for appliances.

### **Bedroom Five**

L- shaped. Double glazed windows to rear and side aspects. Sky lantern, double glazed doors to side aspect. Laminate flooring, Door to outside storage shed. Three electric radiators.

### **Kitchen / Diner**

Double glazed window to rear aspect. Double glazed doors to rear garden. Two radiators, laminate flooring. Range of wall and base units to kitchen area with work surface over incorporating sink unit. Central island housing electric hob. Built-in double oven, space for dishwasher, washing machine and fridge/freezer. Built-in larder cupboard. Door to cloakroom.

### **Cloakroom**

Double glazed window to side aspect. Low level WC, laminate flooring.

### **First Floor Landing**

Access to loft space. Carpet flooring. Doors to:

### **Bedroom One**

Double glazed bay window to front aspect. Carpet flooring, fitted wardrobe and storage units, radiator.

### **Bedroom Two**

Double glazed bay window to front aspect. Carpet flooring, radiator, built-in storage.

### **Bedroom Three**

Double glazed window to rear aspect. Laminate flooring, radiator.

### **Bedroom Four**

Double glazed window to rear aspect. Carpet flooring, radiator.

### **Bathroom**

Double glazed windows to rear aspect. Panel enclosed bath with shower attachment, low level WC and wash hand basin set in vanity unit. Heated towel rail, vinyl flooring.

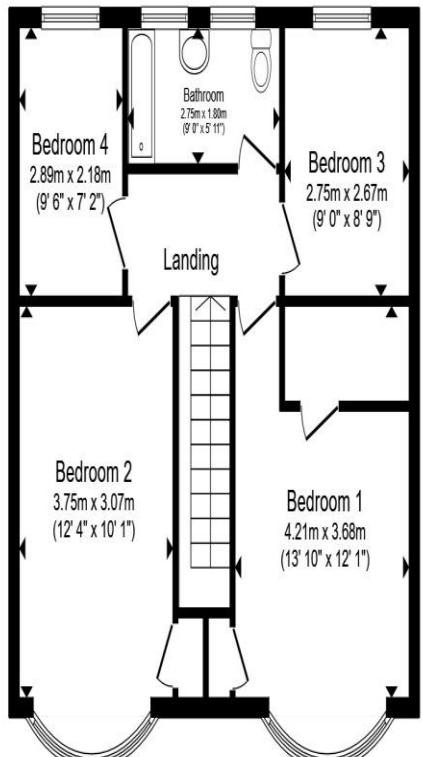
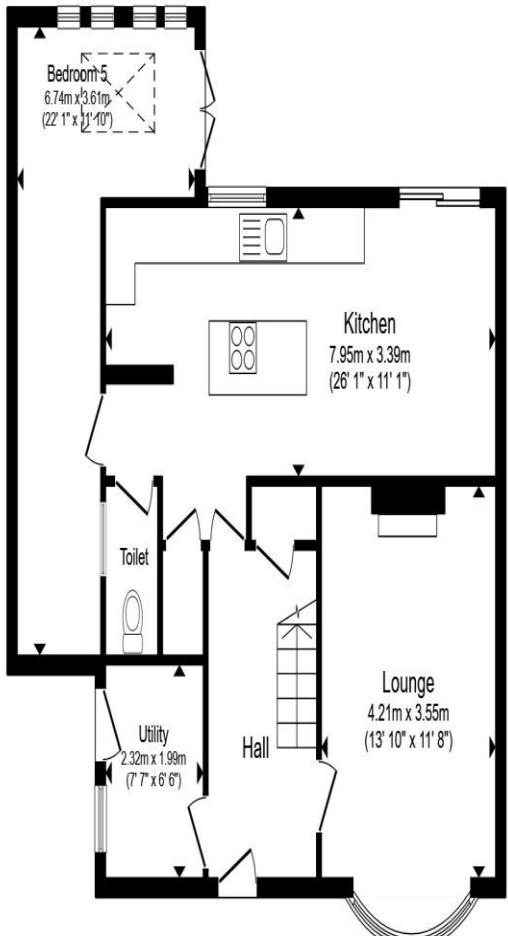
### **Outside**

#### **Front**

Driveway, providing off road parking, laid to lawn with hedges to the front.

#### **Rear Garden**

Laid to lawn with decked area, raised flower beds and summer house.



Total floor area 133.5 m<sup>2</sup> (1,437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Laburnum Road,  
Waterlooville**

- Four Double Bedrooms
- Semi Detached Home
- Open Plan Lounge / Diner
- Extra Reception with Sky Lantern
- Private Rear Garden & Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£330,000**



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